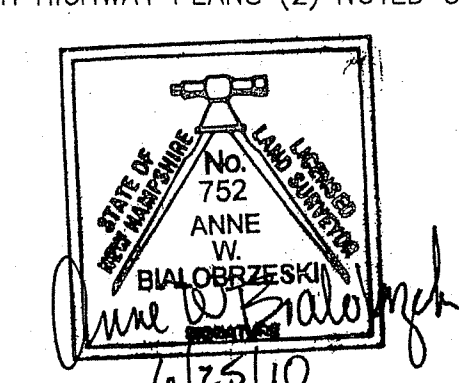


- LEGEND**
- LIGHT POST W/ 2'D CONC BASE
 - STREET LIGHT
 - UTILITY POLE
 - CB CATCH BASIN
 - D DRAINAGE PIPE
 - EP WELL
 - EGE OF PAVEMENT
 - GUARDRAIL
 - UGW UNDERGROUND WIRES
 - OHW OVERHEAD WIRES
 - UB UTILITY BOX
 - 346.23 EXISTING SPOT ELEVATION
 - 352 EXISTING CONTOUR

OWNER OF RECORD:

MUNSON ENTERPRISES LLC
18 PINE DRIVE, BEDFORD, NH 03110
DEED REFERENCE: HCRD 6583-156
TAX MAP 28 LOT 6
LOT AREA: 1.773 ACRES±, (77240 SF±)

- REFERENCES:**
- HCRD 2487-123 HCRD PLAN 8209
 - HCRD 6777-1732 HCRD PLAN 25517
 - HCRD 7906-2300 HCRD PLAN 35635
 - HCRD 8204-1731
 - A. SITE PLAN, AUDIO LINK, BEDFORD, NH, SCALE: 1"=20' APRIL 19, 1991
 - TFMORAN INC, APPROVED 5/21/91, ON FILE @ TOWN OF BEDFORD
 - B. SITE PLAN, AUDIO LINK, BEDFORD, NH, SCALE: 1"=20' APRIL 20, 1994
 - ANCTIL ENGINEERING, APPROVED 9/17/94, ON FILE @ TOWN OF BEDFORD
 - C. SITE PLAN, 337 ROUTE 101, BEDFORD, NH, SCALE: 1"=40' MARCH 4, 2002
 - HAYNER/SWANSON, INC, APPROVED 9/9/02, ON FILE @ TOWN OF BEDFORD
 - D. NH HIGHWAY PLANS (2) NOTED ON PLAN VIEW

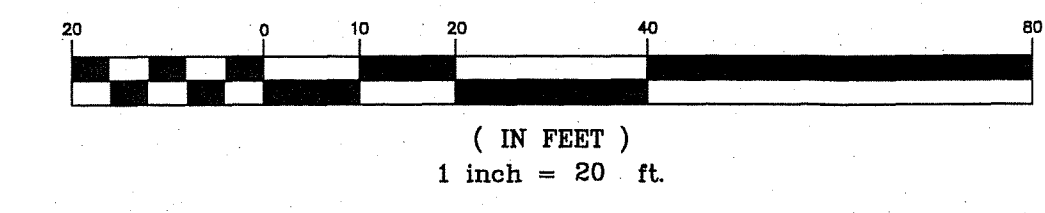


EXISTING CONDITIONS PLAN
337 ROUTE 101, BEDFORD, NH
SCALE: 1"=20' JUNE 25, 2010

OWNER OF RECORD: MUNSON ENTERPRISES LLC
HCRD 6583-156 TAX MAP 28 LOT 6

PREPARED FOR ALTUS ENGINEERING, INC.
BY STOCKTON SERVICES
PO BOX 1306, HAMPTON, NH 03843-1306
603 929-7404

GRAPHIC SCALE



NOTES:

- THIS PLAN IS BASED ON FIELD SURVEY PERFORMED IN JUNE 2010 AND CONTAINS SOME INFORMATION TAKEN FROM PREVIOUSLY APPROVED PLANS BY OTHERS. THE PURPOSE OF THE PLAN IS TO ACCOMPANY A USE CHANGE APPLICATION TO THE TOWN OF BEDFORD. ALL UTILITY LOCATIONS MUST BE VERIFIED BY APPROPRIATE UTILITY PROVIDER PRIOR TO COMMENCEMENT OF ANY SITE WORK.
- NORTH ROTATION AND TOPOGRAPHIC DATUM ARE BASED ON SITE PLAN REFERENCE C. (NOTED ON PLAN AS USGS DATUM AND NAD 83).
- PARCEL DOES NOT LIE IN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE. REFERENCE FEMA FIRM COMMUNITY PANEL NO. 33011C0366D DATED 09/25/2009
- ZONING CLASS: COMMERCIAL SETBACKS: LOT REQUIREMENTS:
COMMERCIAL FRONT YARD: 60' LOT SIZE: 1.5 ACRES
RESIDENTIAL SIDE/REAR YARD: 30' FRONTAGE: 175'
WETLAND OVERLAY RESIDENTIAL BUFFER: 50'
- WETLAND DELINEATION BY MICHAEL CUOMO JUNE 11, 2010. REFERENCE SOIL SCIENTIST REPORT DATED JUNE 14, 2010.
- NHDOT DRIVEWAY ENTRANCE PERMIT 037-91-3 DATED AUGUST 2, 1991.
- PREVIOUS VARIANCE GRANTED JUNE 18, 1991 TO ALLOW ON-SITE INSTALLATION OF CAR STEREO.
- EXISTING PERCENTAGE OF IMPERVIOUS SURFACE ON LOT = 27,700 SF± / 77240 = 36% ±
- TOTAL EXISTING PARKING = 28 SPACES
- SUBJECT PROPERTY IS SERVED BY ON-SITE WATER AND ON SITE SEPTIC SYSTEM. TOWN RECORDS INDICATE THAT DESIGN CAPACITY FOR EXISTING SEPTIC SYSTEM IS 300 GPD. REF NHDES APPROVAL #105131, 7/27/83
- EXISTING BUILDING FOOTPRINT AREA: 5060 SF± EXISTING USE IS MIXED COMMERCIAL: RETAIL, OFFICE, AND STORAGE. APPROVED BUILDING HEIGHT = 28 FEET.
- REFERENCE NHDES SITE SPECIFIC PERMIT NO. WPS-6220 DATED JUNE 21, 2002